



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) on 0.10 acres to allow for a permanent food truck, property located at 121 N Ballard Avenue (**ZC 2026-15**).

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

Discussion

OWNER: Sandra Davis

APPLICANT: Evan Batt

The applicant is requesting a Special Use Permit (SUP) on 0.10 acres to allow for a permanent food truck to function as an accessory use to a distillery tasting business. The property is located at 121 N Ballard Avenue. The current zoning is Downtown Historic District (DTH) and the proposed use requires the Special Use Permit as the request falls under the food truck park/Farmers Market use category.

The SUP conditions allow for the food truck use within a 30' X 12' service area located at the rear of the property as generally shown on the Zoning Exhibit (Exhibit B). The development shall be in compliance with Food Truck Park/Farmers market provisions listed on Section 5.2.E(28) of the Zoning Ordinance. Access to the food truck is provided by an existing 20' alley which connects to Marble and Oak streets.

Hours of operation shall be 8:00 am to 9:00 pm Monday thru Thursday and 10:00 AM to midnight Friday thru Sunday. If approved the SUP shall serve as the Site Plan for the development.

The property to the north is developed with a flower and gift shop. The property to the south is developed with a general office use. The property to the east is developed with a tanning studio. The property to the west is developed with a parking lot.

The subject property lies within the Downtown sector of the Comprehensive Land Use Plan. Development within this sector's main purpose is to build upon the existing Downtown development pattern by encouraging appropriate infill and redevelopment of similar uses. The secondary purpose is to preserve and promote Downtown as the cultural center and key economic driver for Wylie.

Notices were sent to twenty-eight property owners within 200 feet as required by state law. At the time of posting, two responses were received in favor and none in opposition of the request.